129.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,746,700 / 1,746,700
					USE VALUE:	1,746,700 / 1,746,700
					ASSESSED:	1,746,700 / 1,746,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEE DAVID F & CAROL S
Owner 2:	
Owner 3:	
Street 1:	41 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 20,197 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Clapboard Exterior and 4025 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20197.000	822,700	700	923,300	1,746,700
Total Card	0.464	822,700	700	923,300	1,746,700
Total Parcel	0.464	822,700	700	923,300	1,746,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.94 | /Parcel: 433.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83563
GIS Ref	
GIS Ref	
Insp Date	12/11/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	831,500	700	20,197.	923,300	1,755,500	1,755,500	Year End Roll	12/18/2019
2019	101	FV	616,400	700	20,197.	974,600	1,591,700	1,591,700	Year End Roll	1/3/2019
2018	101	FV	616,400	700	20,197.	718,100	1,335,200	1,335,200	Year End Roll	12/20/2017
2017	101	FV	616,400	700	20,197.	687,400	1,304,500	1,304,500	Year End Roll	1/3/2017
2016	101	FV	616,400	700	20,197.	636,100	1,253,200	1,253,200	Year End	1/4/2016
2015	101	FV	601,900	700	20,197.	533,500	1,136,100	1,136,100	Year End Roll	12/11/2014
2014	101	FV	601,900	700	20,197.	521,200	1,123,800	1,123,800	Year End Roll	12/16/2013
2013	101	FV	601,900	700	20,197.	496,500	1,099,100	1,099,100		12/13/2012

!10120!

PRINT

Date	Time
12/11/20	00:28:13

LAST REV

Date	Time
06/29/17	17:32:38
danam	
10120	

USER DEFINED

Prior Id # 1:	83563
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14469-403		11/1/1981		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2017	450	Redo Bat	37,535	C				2nd fl bath reno n
8/4/2015	1072	Re-Roof	22,790		8/4/2015			Strip 2 layers and
11/12/1996	587	Manual	1,200					REROOF ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2015	Permit Insp	PC	PHIL C
12/11/2008	Meas/Inspect	189	PATRIOT
11/21/2008	Measured	345	PATRIOT
4/19/2000	Inspected	276	PATRIOT
11/1/1999	Measured	256	PATRIOT
8/18/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20197		Sq. Ft.	Site		0	90.	0.51	10									923,316						923,300	

Total AC/HA:	0.46366	Total SF/SM:	20197	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	923,316	Spl Credit		Total:	923,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	4	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93893778
Const Adj.:	1.01039886
Adj $ / SQ:	118.588
Other Features:	142800
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1010733
Depreciation:	187996
Depreciated Total:	822737

COMMENTS

OF=EX SINK IN FULL BATH. XTRA SHOWER IN BMT. 1/2BTH IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

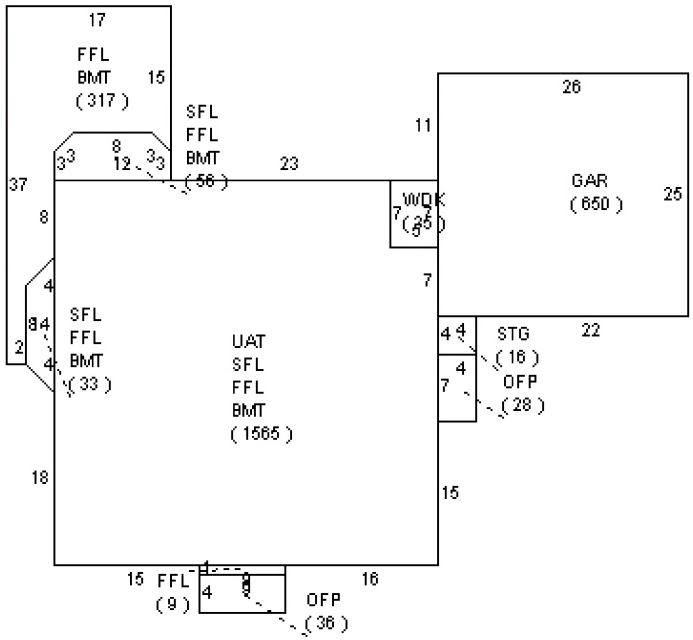
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,980	118.590	234,804
BMT	Basement	1,971	35.580	70,121
SFL	Second Floor	1,654	118.590	196,144
GAR	Garage	650	19.040	12,377
UAT	Upper Attic	391	83.010	32,478
OFP	Open Porch	64	42.720	2,734
WDK	Deck	35	16.170	566
STG	Storage	16	16.170	259
	Net Sketched Area:	6,761	Total:	549,483
Size Ad	3634	Gross Are	7935	FinArea 4025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.14
Special Features:	0	Val/Su Net:	121.68
Final Total:	822700	Val/Su SzAd	226.39

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 129.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	FR	1970	3.19	T	49	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700